



**GRASSROOTS**  
REALTY GROUP

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2710 88 Street SE  
Calgary, Alberta

MLS # A2247834



**\$1,450,000**

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,198 sq.ft.	Age:	1966 (59 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	3.53 Acres		
Lot Feat:	City Lot, Few Trees, Fruit Trees/Shrub(s), Subdivided		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Granite Counters		

Inclusions: n/a

Discover a rare chance to own 3.5 acres of prime land in a highly sought-after location—just steps from the rapidly expanding community of Belvedere within city limits! With massive future potential, this property is ideal for developers, investors, or anyone looking to create their dream estate while enjoying the convenience of city living. The property currently features a bungalow-style home, that was renovated in 2010, with a bright, functional layout, two spacious main-floor living areas, and a renovated kitchen equipped with stainless steel appliances, a gas stove, and modern cabinetry. The lower level offers three bedrooms, a full bathroom, and a large family room, providing ample space for family or guests. An oversized double garage with work space adds practical value, while the property's well water system can easily be switched to city water, which is already available at the lot line. Whether you choose to update the existing home, build new, or explore development possibilities, this property offers unmatched potential in an unbeatable location.